



TOWN OF OLD SAYBROOK  
**Zoning Commission**

*Robert C. Friedmann, Chairman*  
*Mark R. Caldarella, Vice Chairman*  
*Geraldine M. Lewis, Secretary*  
*Ann Marie Thorsen,*  
*Madeleine B. Fish*

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**Alternate Members**  
*Michael P. Cianfaglione*  
*Joanne Gadon*  
*Justin Terribile*

**REGULAR MEETING MINUTES**

Monday, May 20, 2019 – 7:00 P.M.  
Town Hall, 302 Main Street  
1<sup>st</sup> Floor Conference Room

I. **CALL TO ORDER 7 P.M.**

II. **ROLL CALL**

**Attendant Members**

Robert Friedmann  
Mark Caldarella  
Geraldine Lewis  
Madeleine Fish  
Ann Marie Thorsen  
Justine Terribile

**Absent Members**

Joanne Gadon  
Michael Cianfaglione

**Attendant Staff**

Christina Costa, Zoning Enforcement Officer  
Margaret Paccione, Recording Clerk

There was 1 person in the audience.

III. **REGULAR BUSINESS**

A. **MINUTES**

**MOTION** to accept the Regular Meeting Minutes of May 6, 2019 as presented **MADE:** G. Lewis  
**SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R Friedmann, M. Caldarella, A. M.  
Thorsen, M. Fish, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. **CORRESPONDENCE**

**MOTION** to approve payment of: Halloran and Sage Invoice #11292920 dated April 18, 2019 in the amount of \$1480.00. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R Friedmann, M. Caldarella, A. M. Thorsen, M. Fish, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

IV. **PUBLIC HEARINGS**

- A. **“Himalaya Café”** Application for Modification to Special Exception for 170 s.f. of additions for a storage room and vestibule over door.

1456 Boston Post Road, Map 26/Lot 17, Gateway Business B-4 District, Pedestrian Node, Coastal Area Management Zone

*Applicant/Owner: Malimaa Krupa Associates Agent: Robert Doane, P.E.*

*ACTION: Open public hearing; continue or close by 6/17/2019 (NLT 6/23/2019)*

Robert Doane presented on behalf of the applicant, who has proposed to add 170 sq ft of additional space broken up into 45 sq ft vestibule and 125 sq ft storage room. Health Department issued a letter of approval. Neither sidewalks or landscaping is required. Existing ramp will be replaced with ADA compliant ramp and dining deck. Parking calculation is in compliance. Mr. Doane will provide fresh set of plans to fix what was missing.

**MOTION** to close the public hearing for “**Himalaya Café**” Application for Modification to Special Exception for 170 s.f. of additions for a storage room and vestibule over door. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A.M. Thorsen, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

The Commission deliberated and agreed to approve application.

**MOTION** to approve “**Himalaya Café**” Application for Modification to Special Exception for 170 s.f. of additions for a storage room and vestibule over door. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A.M. Thorsen, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

C. **Workshop: Discuss possible future regulations changes/fixes**

The Commission discussed various text changes for clarification of definitions for street tree allocations, landscaping, off site parking. Discussed changes to PRD Resident C which is loaded with usages that are not allowed.

V. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

**22 Raged Rock Road.** Extension request. ZEO will schedule for 9/16/19 ZC Agenda to see progress and to consider request at this point.

Commission will meet for next meeting at 6 pm for annual visit to gravel pits.

VI. **ADJOURNMENT**

**MOTION** to adjourn the regular meeting at 8:28 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, June 3, 2019 at 6:00 p.m. at Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room, Old Saybrook. **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Caldarella, A.M. Thorsen, M. Fish **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0

Respectfully submitted,

Margaret Paccione, Recording Clerk